

**DATE:** January 28, 2013

**TO:** RMC Governing Board

**FROM:** Mark Stanley, Executive Officer

**SUBJECT:** Item 11: Duck Farm project update

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The Watershed Conservation Authority is currently in development of the Duck Farm as a conservation, restoration and environmental enhancement park along the San Gabriel River (Exhibit A-3). Approximately 30 acres have been developed under Phase 1A – Step 1 providing the main infrastructure of the park. (Exhibit A-8) Phase 1A - Step 2 will develop the park amenities which will include the entry pocket park, pedestrian access improvements, river overlook and planned riparian area and dry streambed along the eastern edge bordering the 605 freeway. (Exhibit A-9) The pocket park located along San Fidel Avenue will serve as the Entrance Park and marquee for the Duck Farm. The Duck Farm entry improvements, once completed, will provide park visitors and the residential neighborhood with a pocket park and entrance gateway to the amenities and trails located in the larger west park along the river. (Exhibit A-11)

The last project update of the Duck Farm was presented at the March 28, 2011 board meeting. At that time the WCA, with a supplemental RMC grant of \$4,001,611, had secured a total of \$7,142,723 in funding from a variety of sources summarized below. An additional \$1.4 million was awarded to the WCA from the River Parkway Grant Program in November 2012 to complete the Riparian Habitat, dry streambed/bioswale and interpretive kiosks. Additionally, the WCA has applied for a \$100,000 grant from the LA County District 1 Tree Grant program.

To date the Duck Farm Phase 1A has secured \$8,542,723 in grant funds as summarized below.

<b>Funding Sources for Phase 1A</b>	<b>Secured</b>	<b>Applied For</b>
RMC	5,800,000	
SEP	468,750	
EEMP	446,496	
Prop A	147,477	<b>100,000</b>
LACFCD	280,000	
<b>River Parkway</b>	<b>1,400,000</b>	
<b>Grand Total</b>	<b>\$8,542,723</b>	<b>\$100,000</b>

Since the last project update the WCA in taking the design from schematic to Construction Documents value engineered (V/E) park features where possible while maintaining the design integrity and intent of the planned park design. For example, these V/E actions included reimagining the proposed iconic ground graphics and utilizing planted material instead of hardscape and changing decorative walls from rammed earth to striated exposed aggregate concrete.

Additionally, contracted work to date has resulted in savings versus the budgetary values including savings. Projects that were completed below estimate include demolition of the residential houses alone San Fidel, well abandonment, and tenant relocation expense and the cost to underground an onsite electrical distribution line.

The net result has been a reduction of the budget estimate whereby the base elements of the park can now be realized with the secured funds on hand.

Through the value engineering and budget savings the original intent of the park is being maintained.

- 1) Provide a meaningful and rewarding park experience to the public;
- 2) Meets or exceeds grant expectations; and,
- 3) Fulfills the base features from the community planning process.

The following table outlines construction budgetary estimates for the remaining major tasks, buoyed by savings to date, and assuming favorable construction bid outcome.

<b>Park Area/Feature</b>	<b>Current Budget Estimate</b>	<b>Notes</b>
Site Preparation, Grading and Demolition	\$453,000	<i>Overall site grading for entry park, access road, parking area and general site prep; including demolition of existing buildings.</i>
Entry Park & Main Marquee	\$411,900	<i>See Exhibit A11-A12</i>
East Tunnel Courtyard/Parking Area	\$586,200	<i>See Exhibit A13</i>
Pedestrian Tunnel Overlay	\$159,700	<i>See Exhibit A14</i>
West Park Courtyard, Graphics and Restroom and OSWT system	\$437,500	<i>See Exhibit A15 – A16; <b>Added Scope: Permanent Restrooms required by State Plumbing Code.</b> Two Unisex restrooms, utility room and BioSystem-On Site Waste Treatment</i>
River Overlook, Interpretative Features, Roadway Alteration and Pedestrian Crossing	\$477,700	<i><b>\$280,000 in pledged LACFCD Grant Funds.</b> See Exhibit A17-A18</i>
Northern Riparian Habitat, Dry Streambed, Bioswale, Demo Garden and Picnic Area	\$1,191,800	<i><b>Received \$1.4M in funding from River Parkway Grant.</b> See Exhibit A19</i>
Interpretive kiosks and trail side rest areas; overall park operational signage	\$328,200	<i><b>See Above River Parkway Grant.</b> See Exhibit A20</i>
Iconic planters	\$253,800	<i><b>V/E Projected Savings \$1,750,000 from Schematic Design and Estimate:</b> reduced diameter; utilize plant material in lieu of hardscape, flush band borders, minimal modifications to existing grades and irrigation See Exhibit A21</i>
<b>Total Park Features</b>	<b>\$4,299,800</b>	

An outline of the project milestones, update on project progress and items pending is attached in Exhibit B.

### ***Summary***

As the project moves from permitting to construction over the next six months the team will continue to pursue cost saving project implementation strategies, with the goal of balancing high quality standards, cost and schedule to obtain all of the project features. Exhibit A23.

The project schedule continues to face implementation challenges from outside forces that are not within the control of the WCA. The project is experiencing a delay in compliance with ACOE's 408 permitting and with the SCE TRTP project. Staff was notified in September 2012 that the completion of TRTP wiring activities at the Duck Farm could be postponed for up to 24 months due to SCE's need to amend Environmental Documents for FAA aviation concerns and all work has ceased in areas that are impacted by the update. The delay in wiring the towers may impact when and how the park can open to the public once it is completed. Additionally the wiring activities will damage established planting areas that will need to be restored.

On the Step 2 construction side, since Step 1 purposefully completed the vast majority of infrastructure work within the SCE easement (underground utilities, paths/trails, irrigation system and planting) there should be minimal to no impact from SCE's TRTP delay on the completion of park features which occur outside the SCE easement. The only items that would be impacted would be the planting areas around the towers and in designated pull stations in between the towers. To summarize, all other Step 2 work has been phased in such a way to be fully outside the SCE easement and therefore should not be adversely impacted by any TRTP project delays.

### **FISCAL:**

#### **Financial Summary of Project to date (as of December 31, 2012)**

Construction Step 1 (Completed)	\$1,880,134
Construction Step 2 (Tier 1 Allocated)	\$4,605,654
Design and Project Management	\$1,592,830
Permit Process, Relocation, Ancillary Property Improvements	<u>\$ 464,105</u>
PHASE 1A ALLOCATED FUNDING	\$8,542,723
Cost to Date (as of December 2012)	\$3,341,844





## DUCK FARM RIVER PARKWAY

Project Update

January 2013

# Duck Farm River Park Vision



## RIVER

## ENERGY

## HISTORY

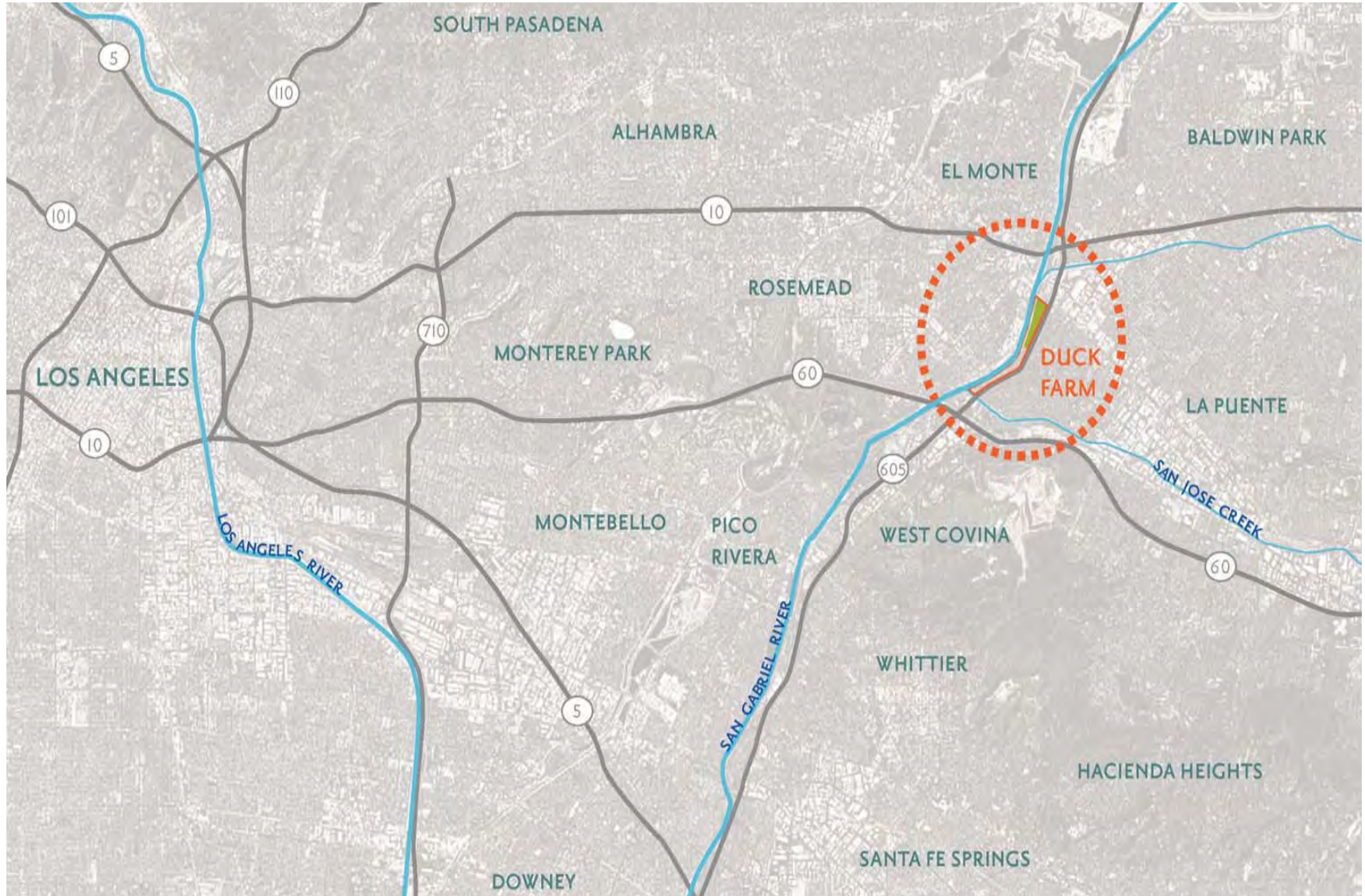
## SUSTAINABILITY

- Enhance Wildlife Habitats
- Promote Permeability and Infiltration
- Tell the Stories of the River, Farm and Energy
- Integrate the Phyto-remediation System
- Provide Access and Connection
- Provide a Sense of Place



# Duck Farm River Park Vicinity Map

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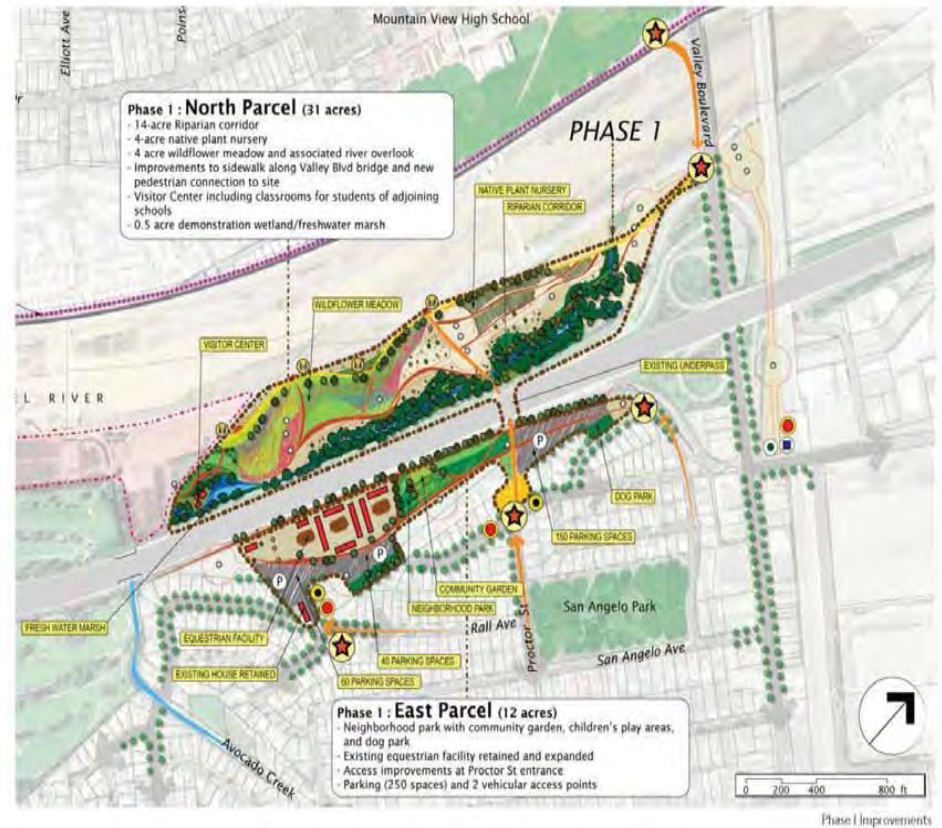
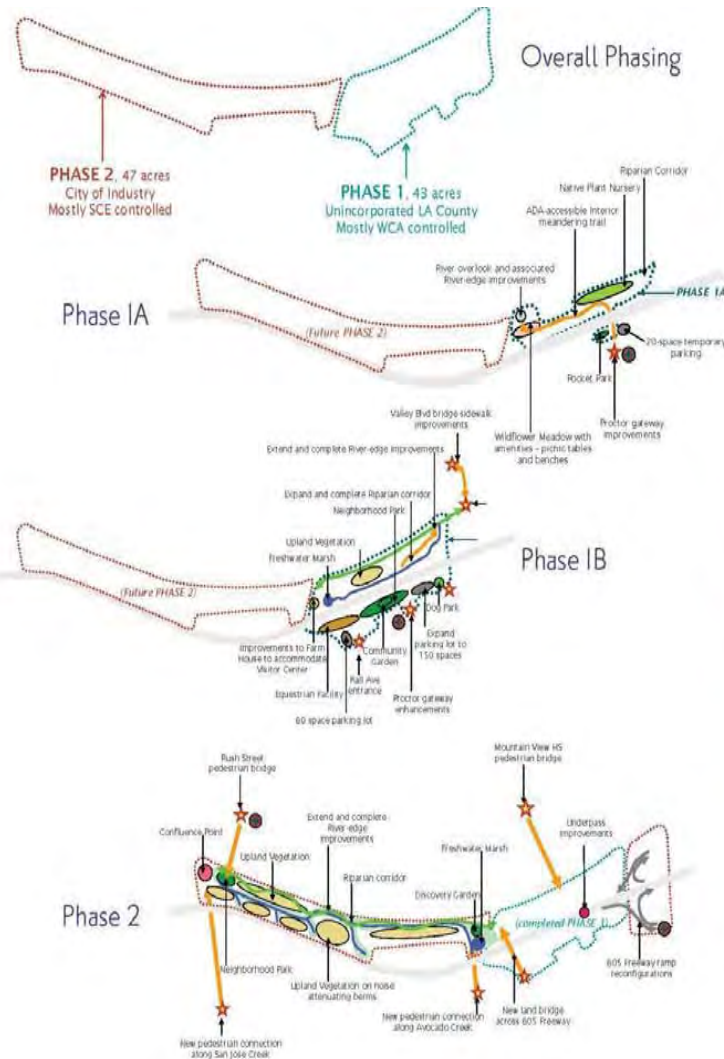


# Duck Farm Preferred Plan





# Duck Farm Phasing Plan 1A, 1B and 2



# Duck Farm Funding Summary

Rivers and Mountains Conservancy (RMC)	\$5,800,000
<b><i>CA Natural Resources River Parkway Fund (new)</i></b>	<b><i>\$1,400,000</i></b>
Caltrans Environmental Enhancement Mitigation Program (EEMP)	\$ 446,496
LA County Prop A Open Space District	\$ 147,477
EPA – Supplemental Environmental Program (SEP)	\$ 468,750
LA County Flood Control District	\$ 280,000
<b>TOTAL FUNDING SECURED</b>	<b>\$8,542,723</b>
Pending: LACBOS District 1 – Tree Grant Program	\$ 100,000





# Duck Farm Phase 1A Project Summary

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Construction Step 1 (Completed)	\$1,880,134
<b><i>Construction Step 2 – Tier 1</i></b>	<b><i>\$4,605,654</i></b>
Design and Project Management	\$1,592,830
Permit Process, Relocation, Ancillary Property Improvements	\$ 464,105
<b>PHASE 1A ALLOCATED FUNDING</b>	<b>\$8,542,723</b>
Cost to Date (as of December 2012)	\$3,341,844



# Phase 1a – Step 1 SEP Program and Infrastructure

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1.5 miles trail loop, water supply, irrigation, native grasses and wildflower meadows



Current

----- Step 1: Completed Work

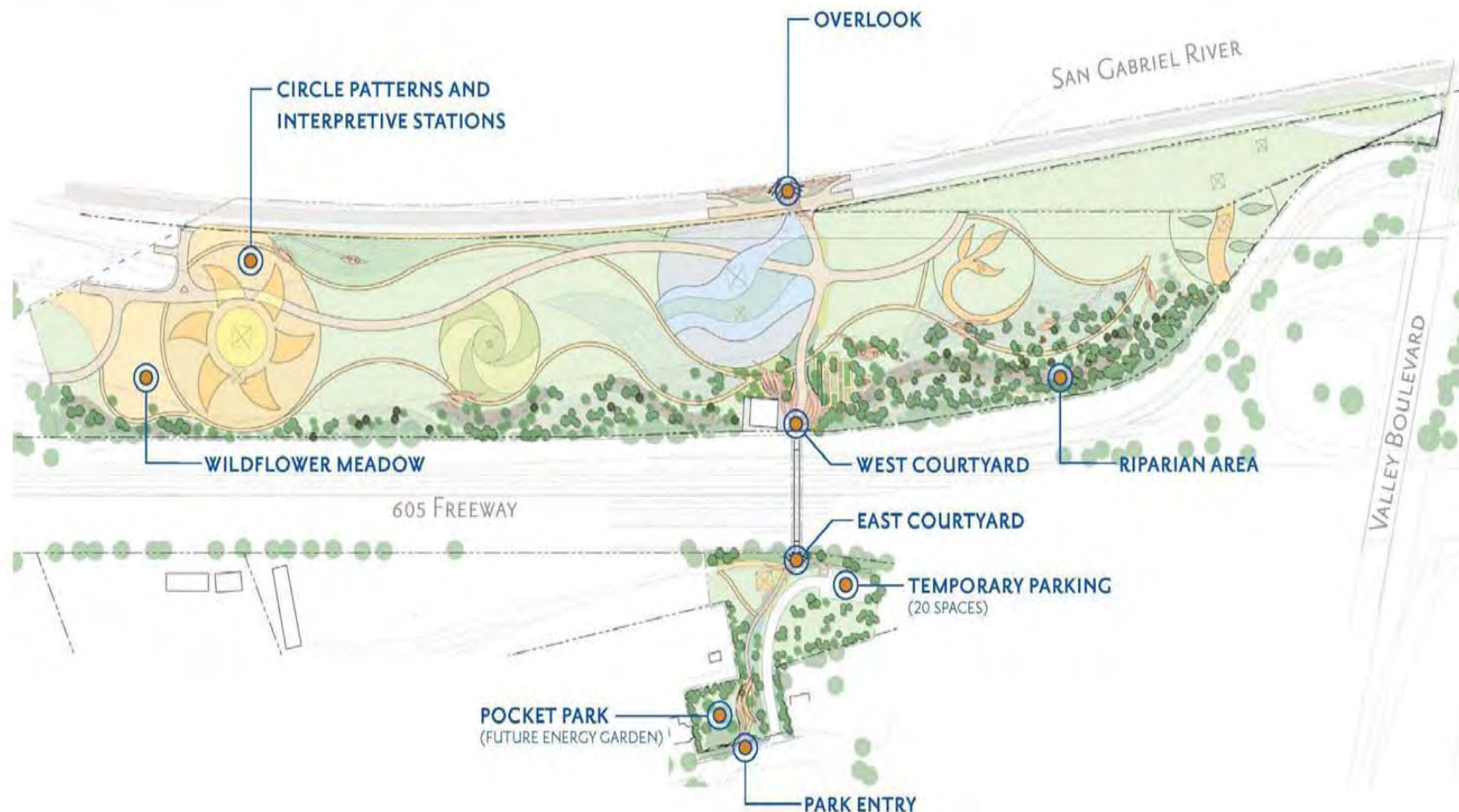


# Phase 1A - Step 2 Public Amenities and Park Features

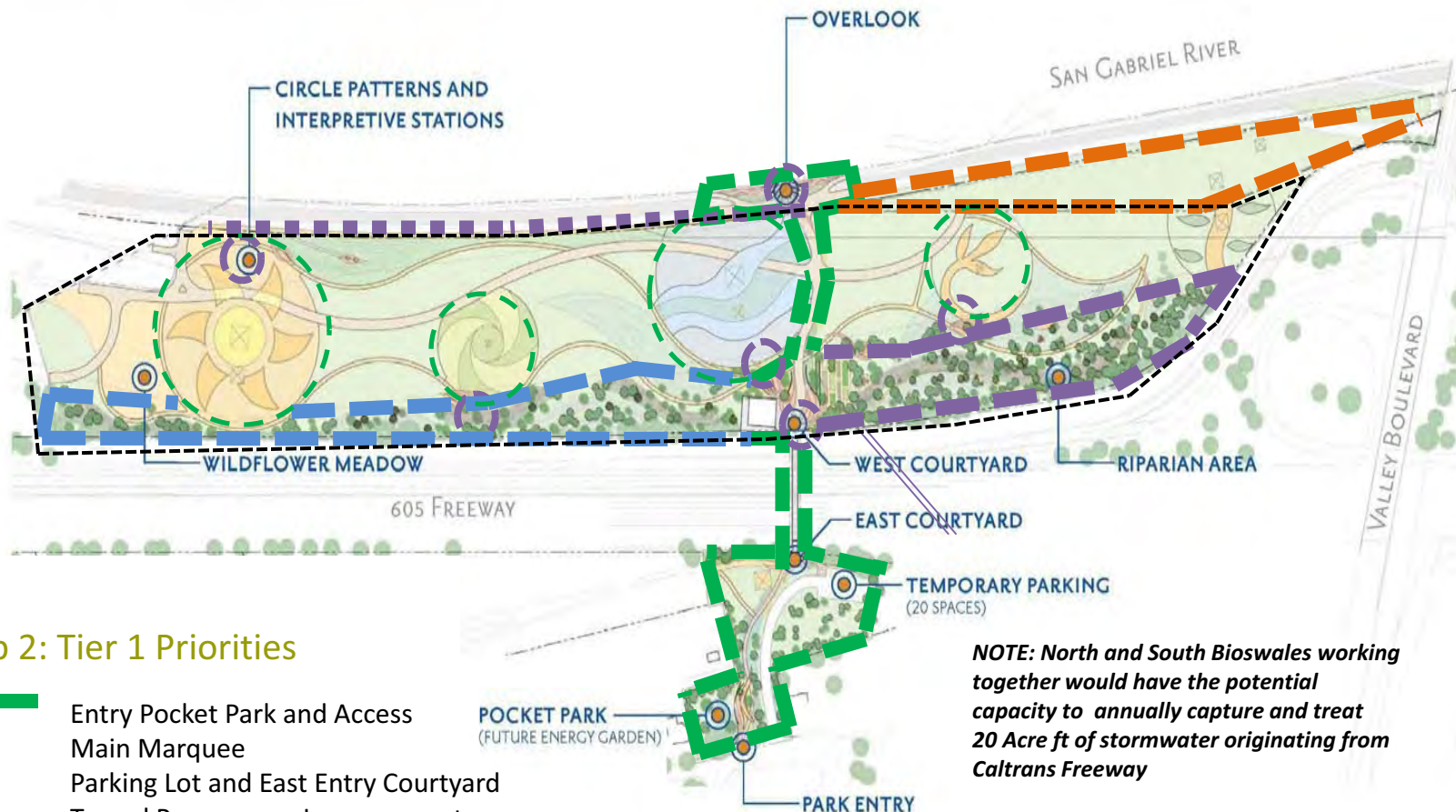
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Entry Park, passageway, demo garden, interpretation, river overlook, riparian habitat

## Duck Farm River Park Elements







## Step 2: Tier 1 Priorities

- ■ ■ ■ ■ Entry Pocket Park and Access  
Main Marquee
- ■ ■ ■ ■ Parking Lot and East Entry Courtyard  
Tunnel Passageway Improvements  
West Courtyard and Barn Graphics  
River Overlook and Interpretation
- ■ ■ ■ ■ Northern Riparian Habitat and Bioswale  
Demonstration Garden  
Picnic Area

**NOTE:** North and South Bioswales working together would have the potential capacity to annually capture and treat 20 Acre ft of stormwater originating from Caltrans Freeway

## Step 2: Tier 2 Priorities

- ■ ■ ■ ■ Equestrian Trail Enhancement
- ■ ■ ■ ■ Southern Wet Meadow and Tree Canopy  
Water and Fire Line Extension to Main House
- ■ ■ ■ ■ Planting Improvements to SCE Fee Property



Before



Current



Conceptualization



Site Location



# Tier 1: Park Entrance Marquee



Two intersecting walls represent river and earth



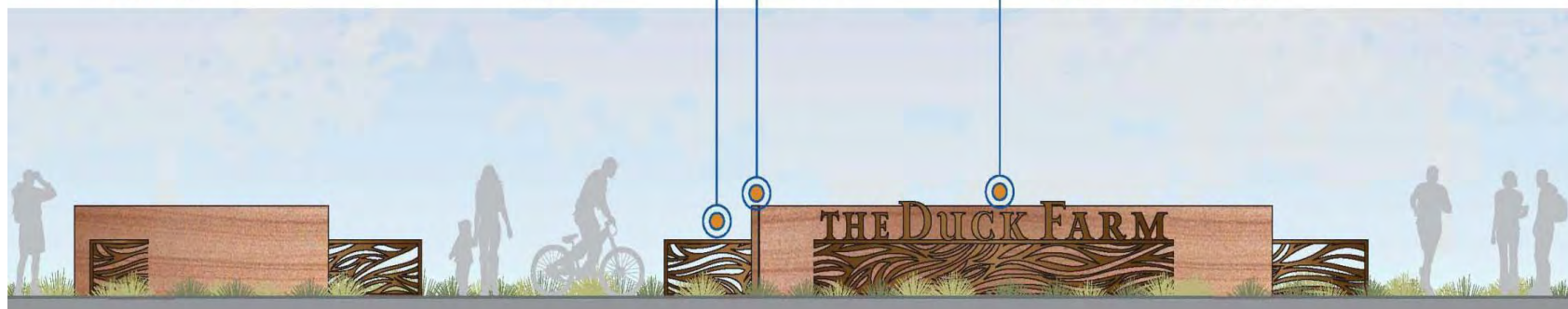
CORTEN STEEL PANEL



RAMMED EARTH WALL



FREESTANDING CORTEN STEEL LETTERFORMS





# Tier 1: Pedestrian Passage

Before



Conceptualization \*



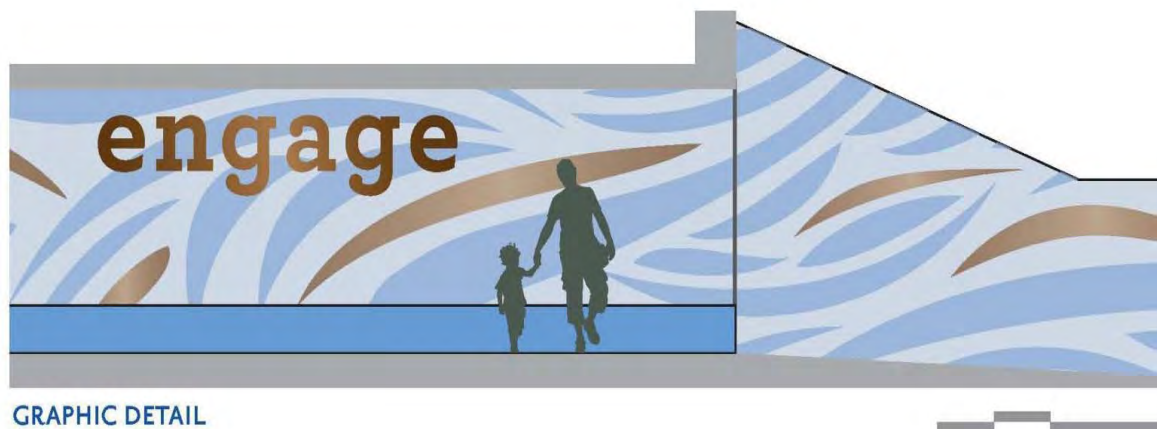
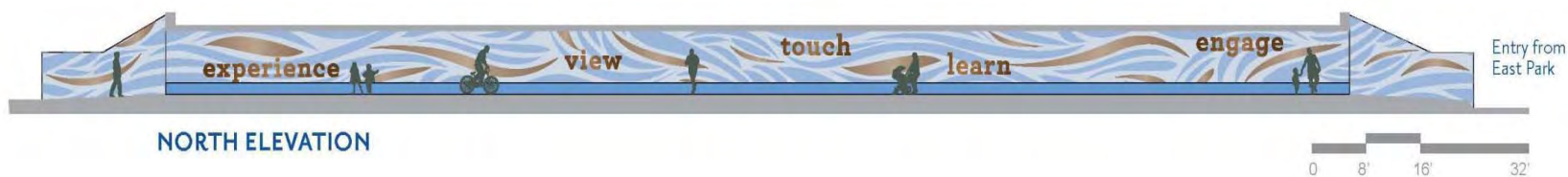
Site Location



\* Shade structures to be utilized on west side of park



# Tier 1: Pedestrian Passage



Before



Current



Conceptualization \*

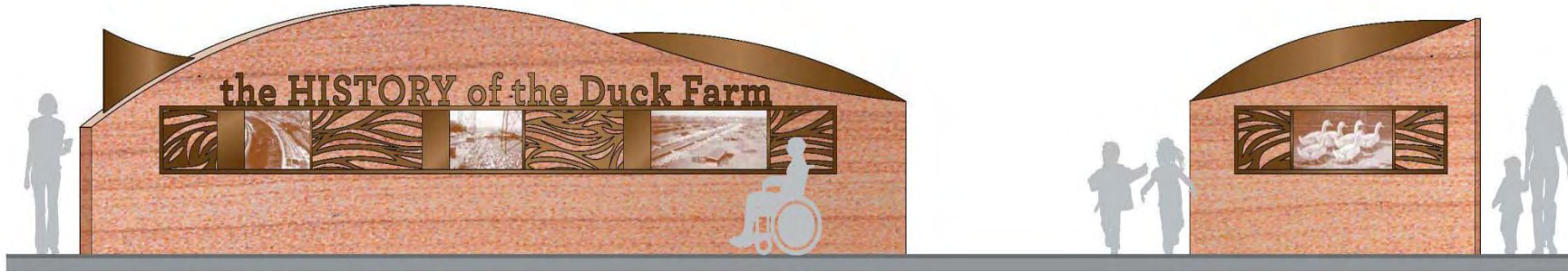


Site Location





## West Courtyard Entry Portal from Passageway



## Conceptualized Demo Garden and Picnic Area



## Site Location





# Tier 1: River Overlook and Crossing

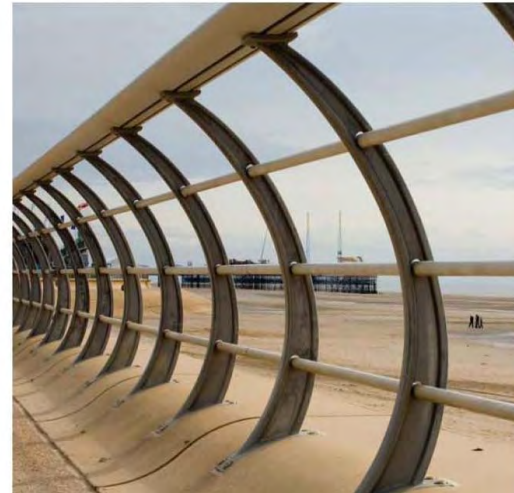


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Current



Conceptual



Conceptualization\*



Site Location



\* Shade structures pending ACOE approval

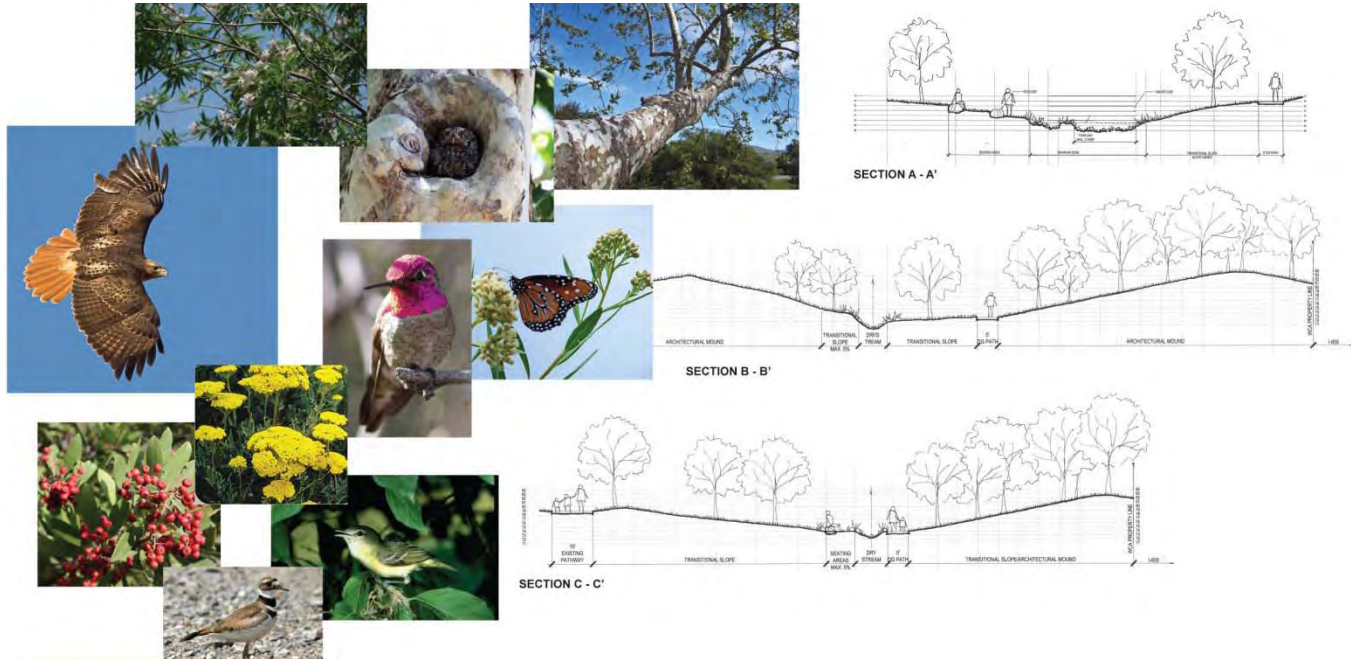
# Tier 1: River Overlook Fencing





# Tier 1: Riparian Habitat and Bioswale

## Conceptualization



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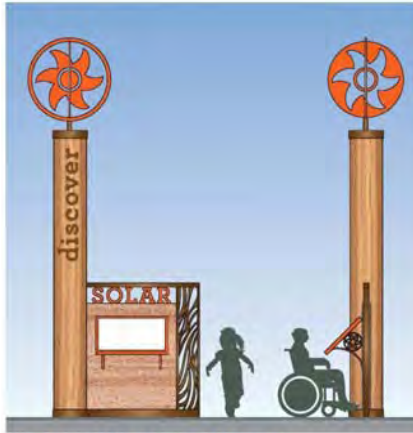
## Site Location





## Planned Kiosks

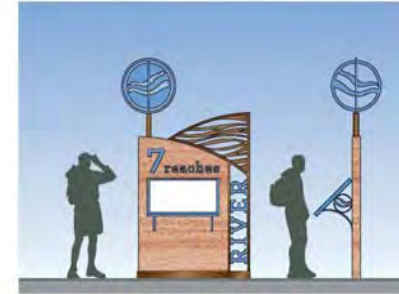
## Locations



SOLAR INTERPRETIVE STATION

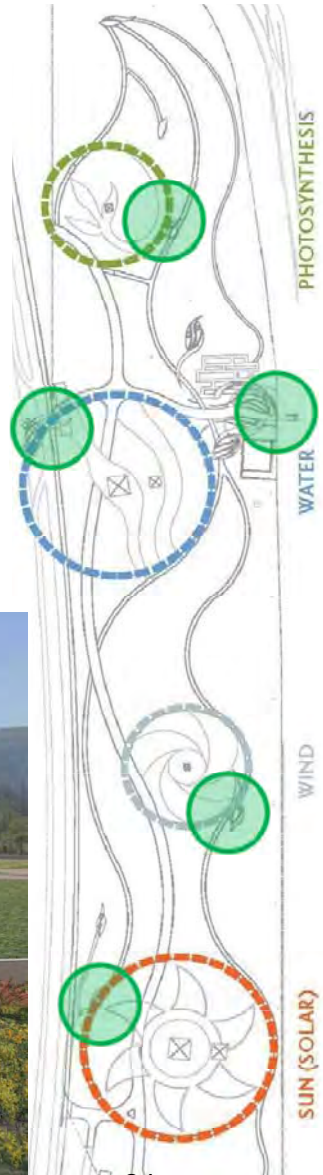


WIND INTERPRETIVE STATION



RIVER INTERPRETIVE STATION

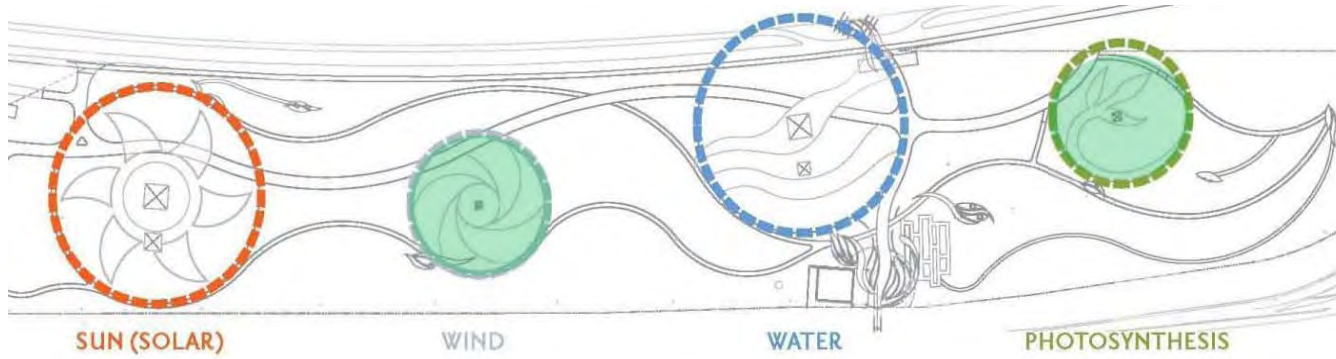
## Conceptualization



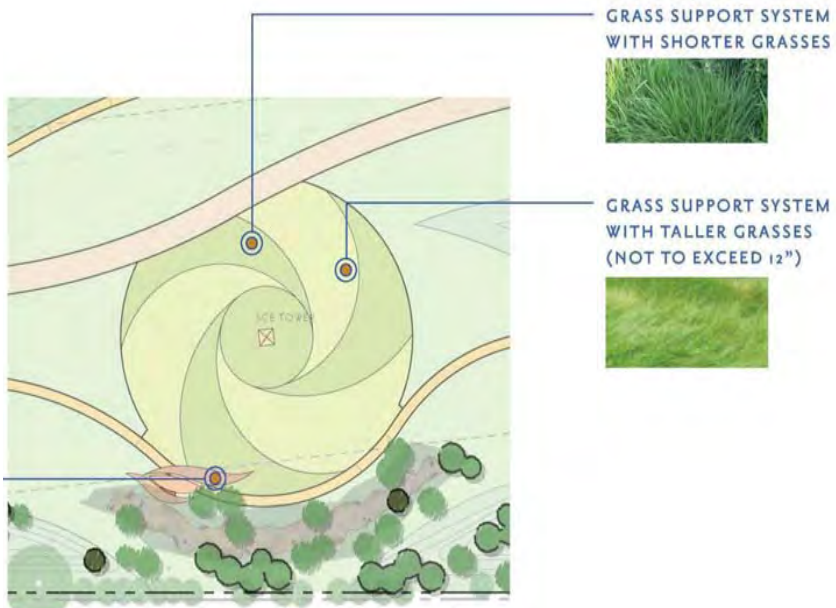
\* Ground 'Green Energy' Icons as hardscape are a potential enhancement



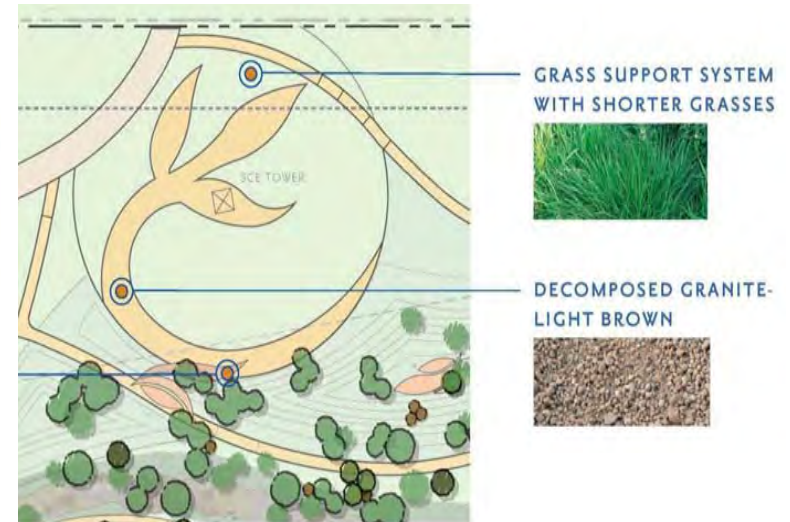
# Tier 1: Planted Iconic Features



## Sample of Proposed Planting Concepts



Wind Icon



Photosynthesis Icon

# Park Features – Step 2: Tiers 1 and 2

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**NOTE:** North and South Bioswales working together would have the potential capacity to annually capture and treat 20 Acre ft of stormwater originating from Caltrans Freeway

Step 2 – Tier 1 Bases Park Features

\$4.6M

## Primary Funding Source

- Tier 1: RMC, EEMP, LACFCD, Prop A
- Tier 1: River Parkway Grant
- Tier 2: Pending Funding Availability
- Tier 2: Potential Grants:

Prop A/ EEMP/RWMP





# Duck Farm River Park Phase 1A

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